

Multifamily Property Purchase Analysis [®] | Courtesy of Sound Realty Group

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PROPERTY INFO

Property Address: 13731 32nd Ave NE, Seattle 98125	
Current Asking Price: \$895,000	Price Per SQ. FT: \$288.71
Total Rentable SQ. FT: 3100	Price Per Unit: \$223,750
Lot SQ. FT: 5600	Cap. Rate: 2.75%
Year Built: 1968	Gross Rent Multiplier: 21.62
Number of Units: 4	Debt Svc. Coverage Ratio: 0.65
Days on Market: 5	Year 1 Cash-On-Cash ROI: -4.92%

OPERATING INCOME

<u>Stated</u>	<u>Info</u>
Gross Scheduled Annual Rent: \$41,400.00	<i>(Monthly Rents x # of units x 12 months)</i>
Additional Income: \$0.00	<i>(Laundry, Storage, Parking, etc)</i>
Vacancy Rate: 3%	<i>(Vacancy Loss; Avg. in most NW Markets = 3%)</i>
Gross Operating Income: \$40,158.00	<i>(Gross Sched. Rents - Vacancy + Addl Income)</i>

OPERATING EXPENSES

<i>If Not Currently Available, Use Market Estimates:</i>	
Property Tax: \$6,166.00	<i>\$8,950.00 1% Value</i>
Insurance: \$852.00	<i>\$2,685.00 .3% of Value</i>
Utilities: \$5,094.00	<i>\$4,000.00 \$1000/unit (W,S,G)</i>
Maintenance / Repairs: \$3,400.00	<i>\$2,070.00 5% of Gross Income</i>
Property Management: \$0.00	<i>\$3,312.00 8% of Gross Income</i>
Total Operating Expenses: \$15,512.00	
Net Operating Income: \$24,646.00	<i>(Gross Operating Income - Operating Expense)</i>

ESTIMATED FINANCING

Purchase Price: \$895,000.00	<u>Down Payment Amount</u>	<u>Estimated Closing Costs</u>
Down Payment (%): 30%	\$268,500.00	\$5,000.00
Loan Amount: \$626,500.00		
Interest Rate: 4.500%		
Number of Years: 30	<u>Annual Debt Service</u>	<u>Initial Cash Investment</u>
Monthly Payment Principal & Interest: \$3,174.38	\$38,092.60	\$273,500.00

CASH FLOW

<u>Monthly</u>	<u>Annual</u>
Estimated Cash Flow Before Taxes: -\$1,120.55	-\$13,446.60

*Interest rate and down payment amount are based on current market averages and used for analysis purposes only. We recommend consulting with a mortgage professional.



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